

**THE GREATER HARRODSBURG/MERCER COUNTY  
PLANNING AND ZONING COMMISSION**

109 Short Street  
Harrodsburg, Kentucky 40330  
(859)-734-6066

Date: March 13, 2006

Time: 5:30pm

**MINUTES**

**1. Vice-Chairman Logan called the meeting to order:**

**A. Roll Call of Commission Members:**

**Commissioners Present:**

Robert Lewis  
Boone Logan  
Rosetta Johnson  
John Goodlett  
Bill Randolph

**Staff Present:**

David Patrick, Attorney  
Shawn Moore, Ex. Dir  
Jane Campbell, Adm. Asst.

**B. Previous minutes of February 6, 2006, February 15, 2006, February 21, 2006.**

A motion was made by Commissioner Johnson and seconded by Commissioner Randolph to approve the minutes of February 6, 2006, February 15, 2006, and February 21, 2006 as submitted. All commissioners voted in the affirmative. Motion carried.

**2. OLD BUSINESS:**

**NONE**

**3. New Business:**

**1. Map Amendment Request** – submitted by William D. & Linda L. Houston for the purpose of re-zoning the property located at 122 Mooreland Avenue in Harrodsburg, Kentucky. The property is currently zoned R-2 (High-Density Residential). The proposed zoning would be B-3 (Central Business). A motion to close the business meeting and open a public hearing was made by Commissioner Randolph and seconded by Commissioner Johnson. Motion carried. Linda L. Houston, who resides at 799 Beaumont Avenue, was present and after being sworn in, presented testimony as to the nature

of the request. In addition, staff prepared findings and recommendations to submit to the commission as part of the record. With no opinion or opposition from the public, a motion to close the public hearing and re-open the business meeting was made by Commissioner Lewis and seconded by Commissioner Randolph. Motion carried. A motion was made by Commissioner Randolph and seconded by Commissioner Lewis to forward the proposed Map Amendment Request to the City Commission of the City of Harrodsburg with a recommendation for approval based upon staff findings. Roll call vote was unanimous. Motion carried.

### **Consent Agenda (Minor Plats)**

1. **Minor Plat** – submitted by Jack & Martha Gray for the purpose of creating 7 parcels totaling 83.64 acres from the property located on Shakertown Road (Hwy 33) In Mercer County, Kentucky. The zoning map indicates that this property is zoned A-1 (Agricultural). The surveyor requested the withdrawal of the submitted plat due to the plans of the property being changed.
2. **Minor Plat** – submitted by Cheyenne, LLC. for the purpose of creating 10 parcels totaling 207.744 acres located on Paradise Camp Road in Mercer County, Kentucky. The zoning map indicates that this property is zoned A-2 (Agricultural) & R-2 (Multi-Family Residential). The applicant, Pete McEachern, was present and after being sworn in, gave testimony as to the nature of the request. Jon Woodall, an attorney from Lexington representing Mark Wright, an adjoining property owner, was present and spoke in opposition of the request due to an easement road that exists on Mr. Wright's property and crosses the proposed lots of the plat that belong to Mr. McEachern. Mr. Mark Wright is concerned that the purchase of the proposed lots would result in the use of Bradshaw Lane instead of Paradise Camp Road for people to access their lots. Also, there is the issue of how three cemeteries on the 10 parcels will be accessed. A motion was made by Commissioner Goodlett and seconded by Commissioner Randolph to table this item until the issue of the easement road and the accessibility of the three cemeteries is resolved. Roll call vote was unanimous. Motion carried.

### **Major Plats**

1. **Final Plat Amendment #1 Virginia Heights** – submitted by AGE Engineering on behalf of Marshall Sawyer & Virginia Edwards for the purpose of revising lots #1 through #10 of Virginia Heights Subdivision and combining them to create 3 lots located on Virginia Avenue & Hycliff Road in Harrodsburg, Kentucky. The zoning map indicates that this property is zoned R-2 (Multi-Family Residential). A motion was made by Commissioner Lewis and seconded by Commissioner Randolph to

approve the plat as submitted contingent upon corrections to the covenants and restrictions as pointed out by the staff attorney. Roll call vote was unanimous. Motion carried.

2. **Site Plan – Chimney Rock Marina** – submitted by Jeff Ruttenberg for the purpose of showing the existing and proposed structures, and for the construction of a 2,500 square foot dock store and kitchen located on 250 Chimney Rock Road in Mercer County, Kentucky. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Lewis and seconded by Commissioner Johnson to table this item for the 03/16/06 Special Called Planning & Zoning Commission Meeting. The corrected plats are not yet completed by the surveyor. Roll call vote was unanimous. Motion carried.

#### **4. COMMUNICATION-BILLS-PERSONNEL:**

1. **Treasurers Report – Financial Statement (February 2006)**

A motion was made by Commissioner Goodlett and seconded by Commissioner Lewis to accept the February 2006 Commission's financial statement. Motion unanimously carried.

2. **List of Unpaid Bills** – A list of unpaid bills was presented to the commission for approval. A motion to pay the bills was made by Commissioner Randolph and seconded by Commissioner Johnson. Motion unanimously carried.

3. **Executive Directors Report – Shawn Moore**

a) **Cost of Living Adjustment** – Executive Director Shawn Moore presented to the Commission a cost of living adjustment as was approved by the Fiscal Court for county employees for the full-time staff members, who would include: Shawn Moore, Executive Director and Jane Campbell, Administrative Assistant. A motion was made by Commissioner Lewis and seconded by Commissioner Goodlett to approve the cost of living adjustment increase of 3.3854% retroactive as of January 01, 2006 for both staff members. Motion unanimously carried.

b) **Increase of Legal Fees for Staff Attorney** – Executive Director Shawn Moore presented to the Commission a request on behalf of the absent Chairman Upchurch an increase of legal fees for Staff Attorney, David Patrick. A motion was made by Commissioner Lewis and seconded by Commissioner Randolph to increase legal fees from \$65.00 per hour to \$100.00 per hour due to an increase in Attorney Patrick's liability insurance. Motion unanimously carried.

**c) Reminder for Special Called Meeting – March 16, 2006** – Executive Director, Shawn Moore reminded the Commission of the special called meeting on March 16, 2006 at 5:00 pm.

**4. Attorney's Report – David Patrick** – Attorney Patrick informed the Commission that an Executive Session was needed for the purpose of litigation.

**5. Executive Session** – A motion was made by Commissioner Lewis and seconded by Commissioner Johnson to go into executive session for the purpose of litigation. All commissioners voted in the affirmative. Motion unanimously carried.

A motion was made by Commissioner Lewis and seconded by Commissioner Johnson to come out of executive session. All commissioners voted in the affirmative. Motion unanimously carried. No action was taken from executive session.

With no further business before the commission, a motion was made by Commissioner Lewis and seconded by Commissioner Randolph to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 7:00 pm.